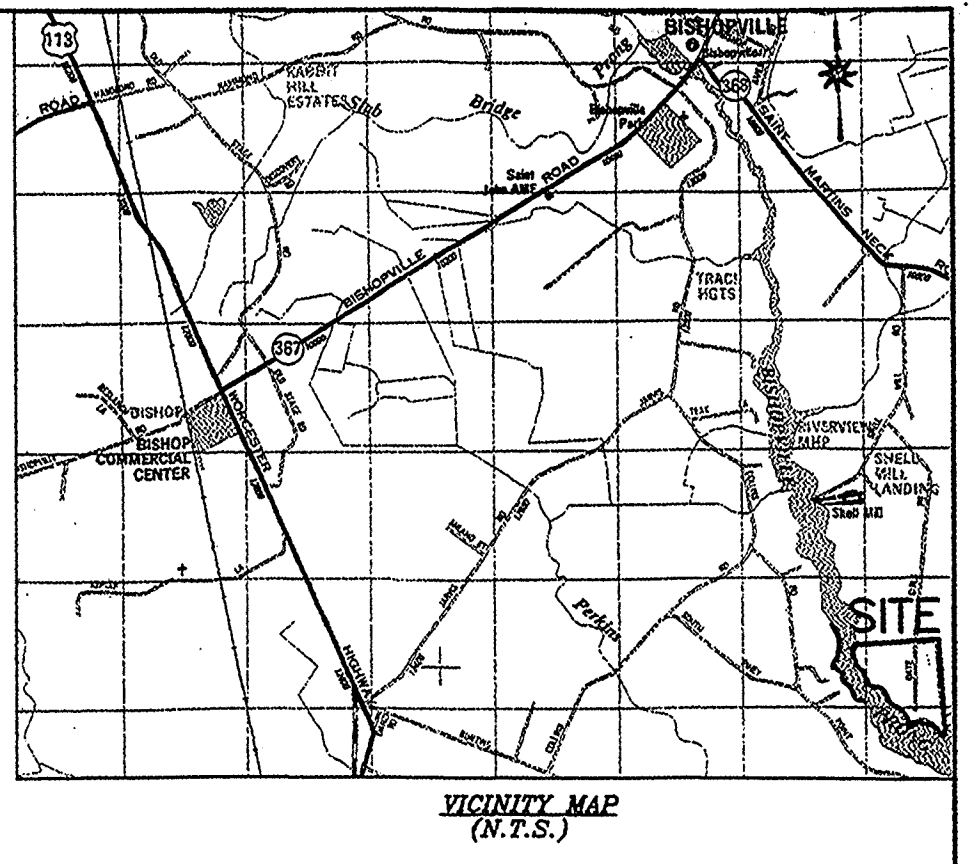


STEPHEN A. MALES
CLERK OF COURT
JUL 7 2014

SVH LIBER 240 FOLIO 23
RECORDED
07/07/2014

SEWAGE RESERVE AREA DATA			
POINT	NORTHING	EASTING	ELEVATION
1	N278813.355	E183222.930	10.3
2	N278813.355	E183222.930	10.3
3	N278748.872	E183221.781	10.8
4	N278748.872	E183221.781	10.8
5	N278748.872	E183221.781	10.8
6	N278748.872	E183221.781	10.8
7	N278748.872	E183221.781	10.8
8	N278748.872	E183221.781	10.8
9	N278748.872	E183221.781	10.8
10	N278748.872	E183221.781	10.8
11	N278748.872	E183221.781	10.8
12	N278748.872	E183221.781	10.8
13	N278748.872	E183221.781	10.8
14	N278748.872	E183221.781	10.8
15	N278748.872	E183221.781	10.8
16	N278748.872	E183221.781	10.8
17	N278748.872	E183221.781	10.8
18	N278748.872	E183221.781	10.8
19	N278748.872	E183221.781	10.8
20	N278748.872	E183221.781	10.8
21	N278748.872	E183221.781	10.8



AREA COMPUTATIONS (ACRES)	
ORIGINAL REVISED ITEM TWO	= 15.6376 ACRES±
SUBTRACTION = 0.793 ACRES±	
NEW ITEM TWO "A"	= 14.8446 ACRES±
BUILDABLE AREA ITEM TWO "A"	= 9.156 ACRES±
ALLOWABLE RCA LOT COVERAGE	= 2.227 ACRES±
ORIGINAL REVISED ITEM THREE	= 6.763 ACRES±
ADDITION = 0.793 ACRES±	
NEW ITEM THREE "A"	= 7.556 ACRES±
BUILDABLE AREA ITEM THREE "A"	= 3.932 ACRES±
ALLOWABLE RCA LOT COVERAGE	= 1.1354 ACRES±
TOTAL AREA	= 22.4006 ACRES±

- ATLANTIC COASTAL BAYS CRITICAL AREA NOTES
1. THIS PROPERTY LIES WITHIN THE ATLANTIC COASTAL BAYS CRITICAL AREA. ANY AND ALL PROPOSED DEVELOPMENT ACTIVITIES MUST MEET THE REQUIREMENTS OF TITLE 3 (LAND AND WATER RESOURCES), SUBTITLE 1 (ATLANTIC COASTAL BAYS CRITICAL AREA) OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS IN EFFECT AT THE TIME OF THE PROPOSED DEVELOPMENT ACTIVITY.
 2. DISTURBANCE TO THE ATLANTIC COASTAL BAYS CRITICAL AREA BUFFER IS PROHIBITED EXCEPT FOR ITEMS DESCRIBED IN SECTION NR 3-104 OF THE WORCESTER COUNTY CODE OF PUBLIC LAWS.
 3. THIS PROPERTY IS CLASSIFIED AS A (RCA) RESOURCE CONSERVATION AREA IN THE RCA LOT COVERAGE IS LIMITED TO 15% OF THE TOTAL UPLAND, NON TIDAL WETLANDS AND PRIVATE TIDAL WETLANDS ACREAGE.

SEWAGE RESERVE AREA "A"

This subdivision is approved for interim individual water supply and sewage disposal systems in accordance with the County Comprehensive Water and Sewer Plan. The applicant or any future owner must discontinue use of these systems and connect to the community system(s) when available. The disposal systems are RESTRICTED TO SAND MOUND DESIGN meeting current Environmental Programs standards. Water supplying the wells shall be from a confined aquifer (approximately 50 feet below the ground level) or some deeper confined aquifer. (For each building unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right of ways and such other permanent or physical objects, shall be provided for the subsurface disposal of sewage.) Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

SEWAGE RESERVE AREAS "B", "C", and "D"

This subdivision is approved for interim individual water supply and sewage systems in accordance with the County Comprehensive Water and Sewer Plan. (For each building unit, a minimum of 10,000 sq. ft., exclusive of buildings, easements, right of ways, and other permanent or physical objects, shall be provided for the subsurface disposal of sewage.) The applicant or any future owner must discontinue use of these individual systems and connect to the community system when available. Soil evaluations were completed based on existing elevations. Any alterations of elevation or changes in grade are prohibited without prior approval of this office.

WORCESTER COUNTY PLANNING AND ZONING COMMISSION

The grant of a permit or approval of this subdivision shall not constitute a representation, guarantee or warranty of any kind by Worcester County or by any official or employee thereof of the practicability, buildability or safety of any proposed use, and shall create no liability upon the County, its officials or employees. Any approval by the Department of the Environment of any sewer or water system or suitability therefore is based upon State and County standards existing as of the date of approval. Such standards are subject to change and a building permit may be denied in the future, in the event current standards cannot be met as of the date of application for such permit. The approval shown hereon is not sufficient approval for a building permit. Worcester County does not guarantee the development or construction of any amenities shown on this plat. All such amenities shall be the responsibility of the owner and developer of this subdivision.

Worcester County Planning Commission
7/3/2014
DATE

OWNER'S CERTIFICATION

The subdivision of land as shown on this plat is with free consent and in accordance with the desires of the owners, proprietors, and trustees, if any, thereof. The requirements of section 3-108 of the Real Property Article of the Annotated Code of Maryland (1981) as far as they relate to the making of this plat and the setting of markers have been complied with.

KEITH COFFIN - MANAGING MEMBER
OWNER REVISED ITEM TWO
DEED REFERENCE S.V.H. 5128/153
TAX MAP 9, PARCEL 385
P.O. BOX 4347
OCEAN CITY, MARYLAND 21843
410-748-3489

CHRISTOPHER ANDREWS - OWNER REVISED ITEM THREE
DEED REFERENCE S.V.H. 5128, 153
TAX MAP 9, PARCEL 386
5605 ATLANTIC AVENUE
UNIT 406
OCEAN CITY, MARYLAND 21842
410-262-7620

SURVEYOR'S CERTIFICATION

I hereby certify, to the best of my knowledge and belief, that the requirements of section 3-108 of the REAL PROPERTY ARTICLE of the Annotated Code of Maryland (1981) concerning the making of this plat and the setting of markers as well as all of the requirements of the County Commissioners and ordinances of the County of Worcester, Maryland regarding the platting of subdivisions within the County have been complied with.

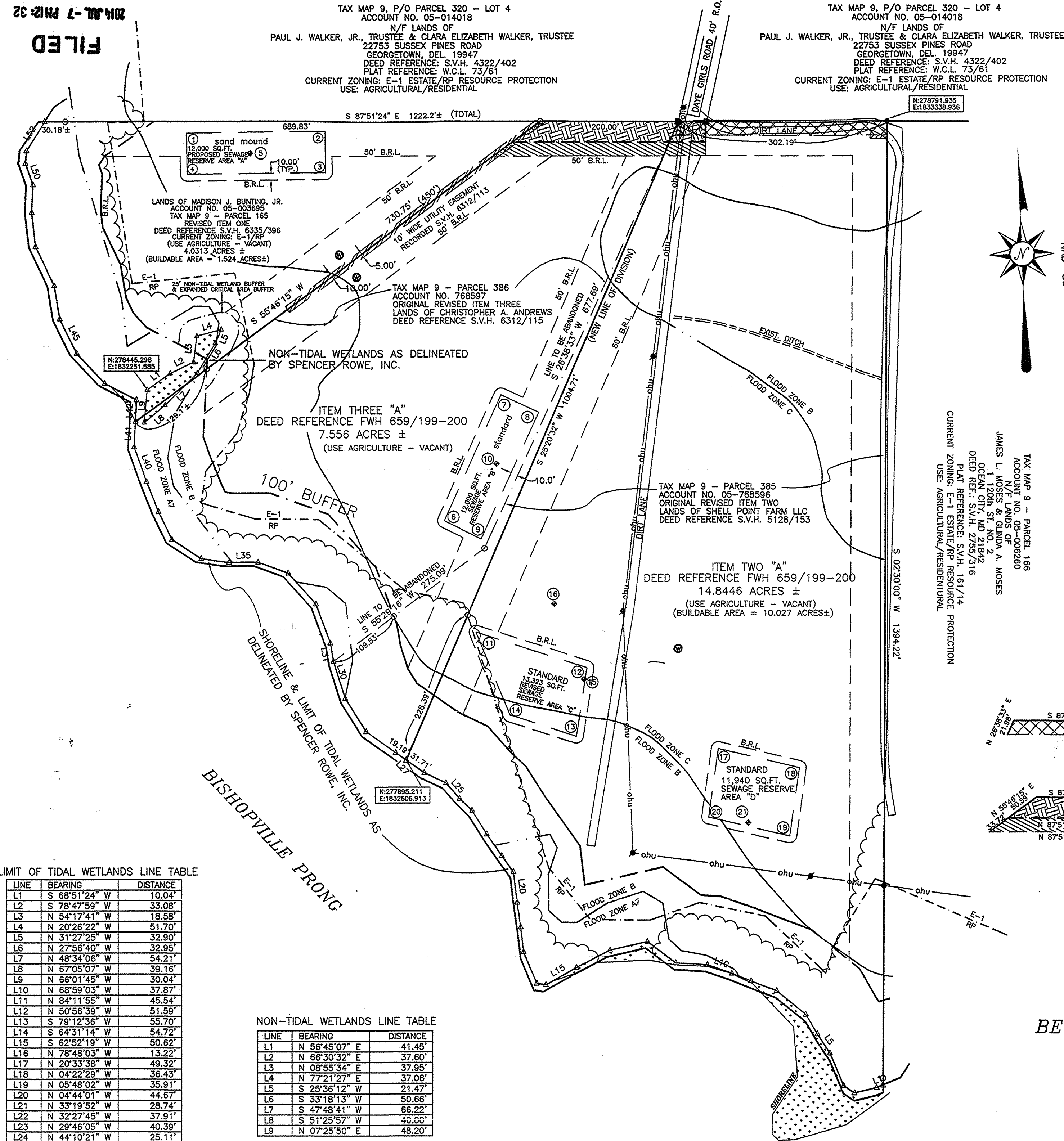
GREGORY P. WILKINS - PRESIDENT
GREGORY P. WILKINS, SURVEYOR, INC. - LICENSE NO. 21523

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 21523, EXPIRATION DATE 07-13-2015.

REV. 06/13/14 - DRP COMMENTS

Stamp area containing the Surveyor's Seal for Gregory P. Wilkins, No. 21523, and a signature block for Gregory P. Wilkins, Surveyor, Inc., dated 8/02/2014.



LIMIT OF TIDAL WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 87°51'24" W	10.04'
L2	S 78°47'52" W	53.08'
L3	N 54°17'41" W	18.58'
L4	N 20°26'22" W	51.70'
L5	N 12°27'25" W	32.90'
L6	N 27°56'40" W	32.90'
L7	N 48°34'06" W	54.21'
L8	N 67°05'07" W	38.16'
L9	N 60°14'45" W	30.04'
L10	N 68°59'03" W	37.87'
L11	N 84°11'56" W	45.54'
L12	N 50°58'39" W	51.59'
L13	S 79°19'26" W	55.70'
L14	S 64°31'14" W	54.72'
L15	S 62°52'19" W	50.82'
L16	N 78°48'03" W	13.22'
L17	N 20°33'35" W	48.32'
L18	N 04°22'29" W	36.43'
L19	N 05°48'02" W	35.91'
L20	N 04°44'01" W	44.67'
L21	N 33°19'52" W	28.74'
L22	N 32°27'45" W	37.91'
L23	N 29°46'08" W	40.39'
L24	N 44°10'21" W	26.11'
L25	N 39°20'37" W	30.13'
L26	N 62°32'09" W	34.95'
L27	N 53°14'41" W	50.91'
L28	N 52°42'05" W	52.08'
L29	N 30°06'08" W	57.01'
L30	N 15°37'43" W	56.14'
L31	N 02°00'12" W	27.13'
L32	N 18°02'22" W	60.18'
L33	N 39°43'14" W	59.70'
L34	N 68°40'09" W	46.48'
L35	N 88°05'36" W	41.91'
L36	N 78°56'58" W	40.60'
L37	N 55°09'08" W	51.08'
L38	N 23°54'45" W	44.82'
L39	N 19°37'51" W	46.21'
L40	N 17°31'23" W	53.63'
L41	N 05°00'12" E	37.36'
L42	N 05°00'12" E	31.67'
L43	N 60°37'40" W	52.38'
L44	N 40°51'04" W	59.78'
L45	N 23°52'03" W	55.27'
L46	N 07°14'48" W	48.66'
L47	N 23°48'43" W	62.58'
L48	N 04°17'37" W	49.91'
L49	N 04°47'46" E	38.84'
L50	N 16°58'03" W	33.21'
L51	N 06°44'44" E	18.07'
L52	N 35°14'18" E	48.20'

NON-TIDAL WETLANDS LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 56°45'07" E	41.45'
L2	N 66°30'32" E	37.60'
L3	N 08°55'34" E	37.95'
L4	N 77°21'27" E	37.08'
L5	S 25°36'12" W	21.47'
L6	S 33°18'13" W	50.66'
L7	S 47°48'11" W	68.22'
L8	S 51°25'57" W	45.00'
L9	N 07°25'50" E	48.20'

LEGAL DESCRIPTION
ADDITION TO REVISED ITEM THREE

BEGINNING FOR THIS DESCRIPTION AT A FOUND CONCRETE MONUMENT AT THE NORTHEAST CORNER OF REVISED ITEM THREE AS SHOWN ON PLAT RECORDED AT S.V.H. 232/040 AND BEING FURTHER DESCRIBED AS THE NORTHWEST CORNER OF REVISED ITEM TWO OF SAID PLAT, THENCE ACROSS REVISED ITEM TWO WITH A NEW LINE OF DIVISION S 25°20'32" W 1004.71'± TO THE LIMIT OF TIDAL WETLANDS OF THE BISHOPVILLE PRONG, THENCE BY AND WITH THE BISHOPVILLE PRONG THE (A) FOLLOWING COURSES, N 63°14'41" W 19.19', N 52°42'05" W 52.08', N 30°06'08" W 57.01', N 15°37'43" W 56.14' TO AN UNMARKED POINT AT THE SOUTHEAST CORNER OF REVISED ITEM THREE, THENCE BY AND WITH SAID LINE OF REVISED ITEM THREE N 55°29'18" E 275.09' TO A FOUND IRON ROD, THENCE N 26°38'33" E 677.69' TO THE POINT OF BEGINNING, CONTAINING 0.793 ACRES±.

BOUNDARY LINE ADJUSTMENT
BETWEEN LANDS OF SHELL POINT FARM, LLC & CHRISTOPHER A. ANDREWS
CREATING ITEM TWO "A" AND ITEM THREE "A"
TAX MAP 9 - PARCEL 385 & PARCEL 386

FIFTH TAX DISTRICT
WORCESTER COUNTY, MARYLAND
GENERAL NOTES

1. THIS PROPERTY LIES IN THE ATLANTIC COASTAL BAYS CRITICAL AREA AND IS CLASSIFIED AS A RESOURCE CONSERVATION AREA (RCA).
2. BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 240083 0025A DATED 02/15/1979 THIS PROPERTY LIES IN FLOOD ZONE A-7; BASE FLOOD ELEVATION 6.00' M.S.L., FLOOD "B" AND FLOOD ZONE "C".
3. SITE LIES IN WORCESTER COUNTY SUBWATERSHED 2130103 - ISLE OF WIGHT BAY DRAINAGE
4. TOTAL SITE AREA = 26.4319 ACRES±
5. ZONED E1, ESTATE DISTRICT AND RP, RESOURCE PROTECTION
REQUIRED SETBACKS: FRONT = 50'
SIDES = 50' EACH
REAR = 50'
6. PLAT REFERENCE: S.V.H. 232/040 & S.V.H. 6312/113
7. DEED REFERENCE: REVISED ITEM TWO, S.V.H. 5128/153
DEED REFERENCE: REVISED ITEM THREE, S.V.H. 6312/115
8. THERE ARE NO ANIMAL CONTAINMENT STRUCTURES WITHIN 200' OF PROPERTY LINES.
9. THERE ARE NO ORGANIZED TAX OR DRAINAGE DITCHES WITHIN THIS PROPERTY.
10. PURPOSE STATEMENT
THE PURPOSE OF THIS PLAT IS A BOUNDARY LINE ADJUSTMENT BETWEEN REVISED ITEM TWO AND REVISED ITEM THREE AS SHOWN ON PLAT RECORDED S.V.H. 232/040 CREATING ITEM TWO "A" AND ITEM THREE "A".

P 208100 MSA CA157-8965